

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD
BUCKEYE, ARIZONA 85326**

REGULAR MEETING

OCTOBER 26, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

3. Possible motion to approve the minutes of the October 12, 2004 Regular Meeting

3. Withdrawals /Continuances, Old Business

4. None

4. NEW BUSINESS:

5.

5A. Case No. A04-19: Request by Steve Kellogg of Coe & Van Loo, on behalf of Marven Investments L.L.L.P. and Shea Homes Limited Partnership for the annexation of approximately 850 acres into the Town of Buckeye as located generally south of Lower Buckeye Road, west of Watson road, north of the Roosevelt Irrigation Canal, and east and west of Miller Road and also generally as located in the north half of Section 20 and 21; a portion of the southern half of Section 16; and a portion of the northeast one quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5A. Discussion and possible motion.

5B. Case No. GPA04-290: Request by Steve Kellogg of Coe & Van Loo, on behalf of Marven Investments L.L.L.P. and Shea Homes Limited Partnership for the major general plan amendment of approximately 700 acres from the PR, Planned Residential Land Use District to that of the PC, Planned Community Land Use District generally south of Lower Buckeye Road, west of Watson road, north of the Roosevelt Irrigation Canal, and east and west of Miller Road and also generally as located in the north half of Sections 20 and 21; a portion of the southern half of Section 16; and a portion of the northeast one quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5B. Public Hearing, discussion and possible motion.

5C. Case No.: RZ04-289: Request by Steve Kellogg of Coe & Van Loo, on behalf of Marven Investments L.L.L.P. and Shea Homes Limited Partnership for the rezoning of approximately 850 acres from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District generally south of Lower Buckeye Road, west of Watson road, north of the Roosevelt Irrigation Canal, and east and west of Miller Road and also generally as located in the north half of Section 20 and 21; a portion of the southern half of Section 16; and a portion of the northeast one quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5C. Public Hearing, discussion and possible motion.

5D. Case No. PP04-236: Request by Coe & Van Loo Consultants, Inc. on behalf of Voyager Investment Properties for the Preliminary Plat approval of a development known as Buckeye 240. This parcel is generally located southwest of the intersection of Southern Avenue & Rooks Road and is proposed to have 926 single family lots on 220.63 net acres.

5D. Public Hearing, discussion and possible motion.

5E. Case No. A04-21: Request by Sunwest Valley Developers, for the Annexation of approximately 135 acres as generally located at the northeast corner of Rooks Road and Broadway Road into the Town of Buckeye.

5E. Discussion and possible motion.

5F. Case No.: MGPA04-304: Request by Sunwest Valley Developers, for a Major General Plan Amendment to the Town of Buckeye General Plan Land Use District Map designating approximately 135 acres generally located on the northeast corner of Rooks Road and Broadway Road as Planned Residential, PR instead of the current Rural Residential, RR designation.

5F. Public Hearing, discussion and possible motion.

5G. Case No.: RZ04-305: Request by Sunwest Valley Developers, for the rezoning of approximately 135 acres generally on the northeast corner of Rooks Road and Broadway Road from R-43, Maricopa County to Planned Residential, PR land use designation.

5G. Public Hearing, discussion and possible motion.

5H. Case No. A04-15: Request by B.I.F. Buckeye, L.L.C. and Sun Valley Partners, L.L.C. for the annexation of approximately 114 acres into the Town of Buckeye as generally located northeast from the intersection alignment of 323rd Avenue and McDowell Road and also generally located in the southwest quarter of Section 35, Township 2 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5H. Discussion and possible motion.

5I. Case No. RZ03-259(A): Request by B.I.F. Buckeye, L.L.C. and Sun Valley Partners, L.L.C. for the rezoning of approximately 114 Acres from the RR, Rural Residential Land Use District to the PC, Planned Community Land Use District as generally located northeast from the intersection alignment of 323rd Avenue and McDowell Road and also generally located in the southwest quarter of Section 35, Township 2 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5I. Public Hearing, discussion and possible motion.

5J. Case No. RZ03-259(B): Request by B.I.F. Buckeye, L.L.C. and Sun Valley Partners, L.L.C. for the rezoning of approximately 158 Acres from the GC, General Commerce Land Use District to the PC, Planned Community Land Use District as generally located northeast from the intersection alignment of Thomas Road and Bruner Road and also generally located in the southwest quarter of Section 8, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5J. Public Hearing, discussion and possible motion.

5K. Case No. GPA(m)04-260: Tartesso West, 272 Acres, Minor General Plan Amendment: Request by Gary King of Earl, Curley, & LeGarde in association with Stardust Development for the minor General Plan Amendment of 272 acres from the GC, General Commerce and RR, Rural Residential Land Use Districts into the PC, Planned Community Land Use District.

5K. Discussion and possible motion.

5L. Case No. A04-20: Request by Southern and Rooks Property, L.L.C. for the annexation of approximately 120 acres into the Town of Buckeye as generally located northeast from the intersection of Rooks Road and Southern Avenue and also generally located in the Southwest quarter of Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5L. Discussion and possible motion.

5M. Case No. GPA04-288: Request by Southern & Rooks Property, L.L.C. for a Major General Plan Amendment to change the Town of Buckeye Land Use District Map Designation from the PC, Planned Community Land Use District to the PR, Planned Residential Land Use District and the CC, Commercial Center Land Use District on approximately 120 acres as generally located northeast from the intersection of Rooks Road and Southern Avenue and also generally located in the southwest quarter of Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5M. Public Hearing, discussion and possible motion.

5N. Case No.: RZ04-287: Request by Southern & Rooks Property, L.L.C. for the rezoning of approximately 120 acres from the RR, Rural Residential Land Use District to that of the CC, Commercial Center Land Use District (15 acres) and the PR, Planned Residential Land Use District (105 acres), as generally located northeast from the intersection of Rooks Road and Southern Avenue and also generally located in the southwest quarter of Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5N. Public Hearing, discussion and possible motion.

5O. Case No. A04-10: Request by James Parker, on behalf of George Yeh, for the Annexation of approximately 15 acres as generally located at the southwest corner of Apache Road and Beloit Road into the Town of Buckeye.

5O. Discussion and possible motion.

5P. Case No.: RZ04-233: Request by James Parker on behalf of George Yeh, for the rezoning of approximately 15 acres generally located at the southwest corner of Apache Road and Beloit Road from the R-43, (Maricopa County) land use designation to the General Commerce, GC land use designation.

5P. Public Hearing, discussion and possible motion.

5Q. Case No. SP03-499: Request by Roger Plate on behalf of Nagji Akbarali for the approval of a Site Plan for a convenience store and gas station on a less than one acre site, located generally north of the intersection of Apache / Cemetery Road and Monroe Avenue / MC85.

5Q. Public Hearing, discussion and possible motion.

5R. Case No.: PP04-382: Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 5.801 located east of Verrado Way and south of Lost Creek Drive. This subdivision proposes 109 single-family lots on approximately 26.17 acres.

5R. Public Hearing, discussion and possible motion.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. REPORTS FROM STAFF

7. As Presented

8. REPORTS FROM DEVELOPMENT BOARD

8. As Presented

9. ADJOURNMENT

9. Motion to Adjourn